CHRISTOPHER HODGSON

Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

42 Shamrock Avenue, Whitstable, Kent, CT5 4EL

A spacious and smartly presented semi-detached bungalow in a highly desirable location, within close proximity of the beach and easily accessible to Whitstable's bustling town centre with its array of highly regarded restaurants and independent shops. Whitstable mainline station is 1.5 miles distant.

The generously proportioned accommodation is arranged to provide an entrance hall, living room, contemporary kitchen, two double bedrooms, and a modern shower room.

Outside, the rear garden enjoys a South Easterly aspect and extends to 34ft (10m). The property also benefits from a detached garage and a driveway provides off street parking for a number of vehicles. No onward chain.

LOCATION
Shamrock Avenue is situated in a desirable residential location in Whitstable which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. Whitstable mainline railway station (1.5miles distant) offers frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Entrance Hall 12'8" x 9'0" (3.86m x 2.74m)

• Kitchen 10'1" x 10'6" (3.07m x 3.21m)

• Living Room 18'6" x 11'0" (5.64m x 3.35m)

• Bathroom 8'8" x 5'6" (2.64m x 1.68m)

• Bedroom 1 12'10" x 10'5" (3.90m x 3.17m)

• Bedroom 2 9'10" x 8'5" (3.00m x 2.57m)

OUTSIDE

• Garden 34' x 29' (10.36m x 8.84m)

• Garage 16'1" x 8'4" (4.90m x 2.54m)

VIDEO TOUR
Please view the video tour for this property, and contact us to discuss arranging a viewing.

Millstrood Rd
Estuary View
Medical Centre
Seasalter
Borstal Hill
A299
CLAPHAM HILL
Google
Map data ©2024

Main area: Approx. 61.4 sq. metres (661.2 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

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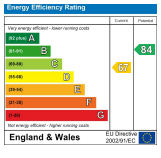

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Folio No. 7119/MS

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK